



6 FRONTAGE STREET, ELMSFORD, N.Y. 10523 • Telephone: N.Y. 914 592-5000 • CONN. 203 869-7400

December 22, 1982

Mr. Jean Paul Pfister  
BAKER-FIRESTONE INC.  
485 Washington Avenue  
Pleasantville, New York 10570

Re: Lease of 134,000 square  
feet of  
buildings on 50 acres  
Furnace Dock Road  
Cortlandt, New York  
from Lightron Corporation  
to Baker Properties.

Dear Jean:

This will confirm our agreement that upon consummation of  
the deal for the rental of the above referenced premises,  
Baker Properties as Lessee agrees to pay a brokerage  
commission of \$72,000 computed as follows:

Rent	\$149,000 per year
Term	6 years
Total Rent	\$894,000
Rate	8%
	\$71,520
Expenses	480
	<u>\$72,000</u>

(continued on next page)





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This commission shall be due and payable upon signing and assumption of the lease. This agreement is binding upon both parties, their heirs, successors or assigns.

Please signify your concurrence with this agreement by returning a signed copy to us.

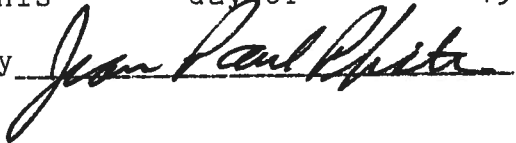
Very truly yours,

SUMMIT REALTY CORPORATION

  
Irving F. Devore

AGREED TO:

this            day of            1982

by 

BCLP00503